

October 30, 2003
Recessed Meeting

Minutes

Members Present: 4

Members Absent: 1

Brent Hunter- Vice-Chairman
Roger Evans - Commissioner
Johnny Myers- Commissioner
D.C. Swaim- Commissioner

Lloyd Davis-Chairman

Others Present:

Cecil E. Wood, County Manager/Clerk to the Board
James Graham, Attorney
Darien Rhodes

Vice-Chairman Hunter called the meeting back to order. Commissioner Evans had the invocation.

Minutes

Kim Bates, Zoning Supervisor, presented a request to change parcel#486500943486, westside of Sloans Mill Road, halfway between Talley Road and Cranfill Road, Hamptonville, which is currently zoned community business. There has not been a business on the property in four years. Owners are asking to be zoned to rural agriculture.

*Commissioner Myers made the motion to approve the zoning request for parcel#486500943486 to be changed from community business to rural agriculture. Commissioner Evans seconded.

The Board voted 4-0.

A request was presented to issue an electric permit to Mr. Weatherman who is waiting on a decision to rezone his property. The Board is waiting for the Farm Preservation Plan to be completed before they make a decision on Mr. Weatherman's property.

Mr. Barry Hennings discussed the differences between the Planning Board and the Commissioners. The Planning Board hears from the property owners. The Commissioners hold public hearings to hear from the public.

Commissioner Myers stated he would like to receive more information pertaining to the zoning requests; Planning Board findings.

It was suggested that a Planning Board member or members attend the Commissioners' meeting when a zoning request is presented to the Board.

Vice Chairman Hunter explained the situation with Jerry Bryant. The Planning Board approved the request, but the property owners around the proposed property to be rezoned spoke against the rezoning.

Commissioner Swaim stated the Board does not have the "findings of fact" nor the reason the property owner wants the property rezoned.

Mr. Mark Hollar stated the Zoning Ordinance does not require the property owner to state the reason for rezoning.

Mr. Hennings stated the Planning Board and Board of Commissioners need some unification.

The group discussed the sub-division and mobile home ordinance.

Mr. Hollar discussed the issue of the Planning Board acting as the Board of Adjustment on conditional uses.

There was discussion about the guidelines for cell towers.

Adjournment

*Commissioner Swaim made the motion to adjourn. Commissioner Myers seconded. **The Board voted 4-0.**

Cecil E. Wood, Clerk to the Board/
County Manager